

Meeting Copy

AGENDA

State Building Commission

Executive Subcommittee

Hearing Room 30 - Legislative Plaza

December 22, 2010

1:30 P.M.

CONSENT AGENDA

Review of a request for APPROVAL of the following REAL PROPERTY TRANSACTIONS, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: **Tennessee Board of Regent – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver of REM Fee & One Appraisal
- B. Agency: **Tennessee Board of Regent – Putnam County**
Transaction: Acquisition in fee
Provision: Waiver of One Appraisal
- C. Agency: **Department of Transportation – Monroe County**
Transaction: Disposal in fee
Provision: Waiver of One Appraisal & Advertisement
- D. Agency: **Department of Environment & Conservation – Morgan County**
Transaction: Acquisition in fee
Provision: Waiver of One Appraisal
- E. Agency: **Department of Environment & Conservation – Morgan County**
Transaction: Disposal in fee
Provision: Waiver of Advertisement & One Appraisal
- F. Agency: **Department of Environment & Conservation – Cumberland County**
Transaction: Acquisition in fee
Provision: Waiver of Advertisement & One Appraisal
- G. Agency: **Department of Environment & Conservation – Hamilton & Sequatchie Counties**
Transaction: Acquisition in fee
Provision: Waiver of Advertisement & One Appraisal
- H. Agency: **Department of Environment & Conservation – Hamilton & Sequatchie Counties**
Transaction: Acquisition by easement
Provision: Waiver of Advertisement & One Appraisal
- I. Agency: **Department of Environment & Conservation – Davidson County**
Transaction: Acquisition in fee
Provision: Waiver of One Appraisal
- J. Agency: **Department of Environment & Conservation – Cumberland County**
Transaction: Disposal by easement
Provision: Waiver of Advertisement & Appraisal

Tennessee Board of Regents

Austin Peay State University, Clarksville, Montgomery County, Tennessee

- 1) Review of a request for APPROVAL of the SELECTION of a Construction Manager/General Contractor for **New Student Housing** at Austin Peay State University, Clarksville, based upon proposals received November 18, 2010.

Estimated Project Cost: \$31,000,000.00

Source of Funding:

TSSBA (rent) (A) \$30,943,000.00

Campus Auxiliary (housing) (A) \$ 57,000.00

SBC Project No. 166/003-17-2010

On 12/9/10 the SBC referred the matter to the Subcommittee with authority to act. The joint venture of Bauer Askew Architecture/Lyle Cook Martin is the designer for this 420-bed student housing project. A Construction Manager will protect the schedule, budget, and quality of this project in the face of complex work and scheduling requirements.

Motlow State Community College, Lynchburg, Moore County, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in FUNDING from \$10,380,000.00 to \$10,505,727.00 (\$125,727.00 increase) of a project for **Library Building** at Motlow State Community College, and AUTHORIZATION to AWARD a contract to Romach, Inc., in the amount of \$605,000.00, based on bids received December 8, 2010.

Revised Estimated Project Cost: \$10,505,727.00

Source of Funding:

	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
92/93 Current Funds-Capital Outlay (A)	\$ 225,000.00	\$ 0.00	\$ 225,000.00
04 G.O. Bonds-Capital Outlay (A)	9,700,000.00	0.00	9,700,000.00
04/05 Current Funds-Capital Outlay (A)	167,500.00	0.00	167,500.00
Campus Plant Funds (A)	287,500.00	125,727.00	413,227.00
TOTAL	\$10,380,000.00	\$125,727.00	\$10,505,727.00

SBC Project No. 166/021-01-1992

On 12/9/10 the SBC referred the matter to the Subcommittee with authority to act. There were nine bids received on 12/8/10, and the increase in funding is needed to award the contract. Kline Swinney Assoc. is the designer for the project.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Shelby County – 777 Washington Avenue / 50 North Dunlap, Memphis, TN – Trans. No. 10-12-900 (Baltz)**

Purpose: As per UT LeBonheur Pediatric Specialist Affiliation Agreement with University of Tennessee, State Building Commission Executive Sub-Committee approval is required for UT LeBonheur Pediatric Specialists (a new faculty group practice in support of the pediatric education, research and patient care missions) to enter into a Lease with Methodist Healthcare – Memphis Hospital (LeBonheur Children's Hospital).

Term: January 1, 2011 thru December 31, 2015 (5 years)

Proposed Amount: 32,902 Square Feet
Annual Contract Rent Incl. Utilities & Janitorial Cost: \$637,967.69 @\$19.38 / sf
Total Annual Effective Cost (A): \$637,967.69 @\$19.38 / sf

Current Amount: None

Type: New Lease

FRF Rate: \$18.00

Lessor: Methodist Healthcare – Memphis Hospital

SSC Report: 12-13-10. Robbi Stivers summarized the transaction. On November 10, 2010, the University was approved by the State to enter an Affiliation Agreement with Methodist Healthcare to form a pediatric group called UT-LeBonheur Pediatric Specialists (ULPS), Inc. The Affiliation Agreement requires State approval of the proposed Lease(s) by ULPS (as Lessee). The University is not obligated under the terms of the Lease. Staff referred to Sub Committee with recommendation.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Davidson County – 193 Polk Avenue, Nashville, TN – Trans. No. 10-12-901 (Baltz)**

Purpose: To provide office and related space for the College of Social Work, Institute of Public Service and the College of Pharmacy.

Term: July 1, 2011 thru June 30, 2021 (10 years)

Proposed Amount: 38,966 Square Feet & 150 parking spaces
Annual Contract Rent Incl. Utility & Janitorial
Cost \$510,864.00 @\$13.10 / sf
Total Annual Effective Cost: \$510,864.00 @\$13.10 / sf

Current Amount: 38,966 Square Feet & 150 parking spaces
Annual Contract Rent Incl. Utilities &
Janitorial Cost: \$510,864.00 @\$13.10 / sf
Total Annual Effective Cost (A): \$510,864.00 @\$13.10 / sf

Type: New lease

FRF Rate: \$18.00

Lessor: Nashboro/Polk Avenue, LLC

Comment: Lease can be cancelled at any time for convenience after January 1, 2013 with 180-days notice. In addition, 2,000 sq. ft. can be cancelled for convenience at any time with 90-days notice.

SSC Report: 12-13-10. Robbi Stivers summarized the transaction. In 2000, an RFP for the Lease was publicly bid by the State. The space was build-out to the University's specifications. The proposed rate of \$13.10, including utilities and janitorial, is the same rate that has been paid over the past ten (10) years; no increases. University tenants often share conference rooms, technology resources and equipment, library resources, technology and the telephone system. The cost to relocate will be expensive. Lessor has agreed to replace all floor coverings, paint, replace signage, and make certain other improvements. The Lease can be cancelled at any time for convenience after January 1, 2013 with 180-days notice. In addition, 2,000 sq. ft. can be cancelled for convenience at any time with 90-days notice. Staff referred to Sub Committee with recommendation.

DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Shelby County – 5368 South Mendenhall Mall, Memphis, TN – Trans. No. 10-11-912 (Lotspiech)**

Purpose: To provide emergency office space until completion of renovations for the new space at Hickory Hill Road.

Term: January 1, 2011 thru December 31, 2011 (1 year)

Proposed Amount: 6,521 Square Feet
Annual Contract Rent Incl. Utilities &
Janitorial Cost: \$97,815.00 @\$15.00 / sf
Total Annual Effective Cost (A): \$97,815.00 @\$15.00 / sf

Current Amount: 6,521 Square Feet
Annual Contract Rent Incl. Utilities &
Janitorial Cost: \$88,033.50 @\$13.50 / sf
Total Annual Effective Cost: \$88,033.50 @\$13.50 / sf

Type: New lease – negotiated

FRF Rate: \$18.00

Lessor: Belz Enterprises

Comment: Lease includes janitorial & utilities at no additional cost to the State. Proposed lease has no cancellation clause except for cause and/or lack of funding. Lessor would not do a one year extension due to increase of rent, no early termination right and no termination for cancellation clause with an extension agreement which is 30 day notice. State law does not allow such changes to an existing lease, thus requiring execution of a new lease agreement. The request for a new one year lease is in the best interest of the State to ensure unnecessary expenses are not incurred. The cost to move these 26 employees to another temporary location would cost approximately \$26,000 just to move them again once the office on Hickory Hill is complete costing another \$26,000. Therefore, approval is requested for a new one year lease on behalf of the Department of Labor & Workforce Development for the office that is currently being leased.

SSC Report: 12-13-10. Loretta Baltz & Angie Lotspiech summarized the transaction. Staff referred to Sub Committee with recommendation.

DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Sevier County – 1216 Graduate Drive, Sevierville, TN – Trans. No. 10-03-905 (Lotspiech)**

Purpose: To provide office space for the county for nine (9) staff.

Term: January 1, 2012 thru December 31, 2021 (10 years)

Proposed Amount:	<u>4,740 Square Feet</u>		
	Annual Contract Rent:	\$71,100.00	@\$15.00 / sf
	Est. Annual Utility Cost:	\$ 8,295.00	@\$ 1.75 / sf
	Est. Annual Janitorial Cost:	<u>\$ 5,214.00</u>	<u>@\$ 1.10 / sf</u>
	Total Annual Effective Cost (A):	\$84,609.00	@\$17.85 / sf

Current Amount:	<u>2,142 Square Feet</u>		
	Annual Contract Rent:	\$23,840.52	@\$11.13 / sf
	Est. Annual Utility Cost:	\$ 2,998.80	@\$ 1.40 / sf
	Est. Annual Janitorial Cost:	<u>\$ 2,356.20</u>	<u>@\$ 1.10 / sf</u>
	Total Annual Effective Cost:	\$29,195.52	@\$13.63 / sf

Type: New lease – advertised – received six (6) proposals from five (5) proposers. Agency asked to reject Proposals 1 & 2 located at Jack Delozier Drive would not meet the visibility or accessibility requirements of the Tennessee Career Center System and location is outside of the city limits of Sevierville.

FRF Rate: \$18.00

Lessor: Steven D. Layman

Comment: Proposed lease has a 180-day cancellation clause after the 5th year. Lessor to provide 4,740 square feet of net rentable office space to include interior tenant build-out at no additional cost to the State. Consolidating the staff of seven (7) that is located in Gatlinburg with additional staff of two (2) located in Sevierville.

SSC Report: 12-13-10. Loretta Baltz summarized the transaction. Staff referred to Sub Committee with recommendation.

DEPARTMENT OF SAFETY

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Dyer County – 1700 Forrest Street, Dyersburg, TN – Trans. No. 10-08-915 (Lotspiech)**

Purpose: To provide office space for DLI & THP staff of sixteen (16).

Term: January 1, 2012 thru December 31, 2021 (10 years)

Proposed Amount:	<u>6,400 Square Feet</u>		
	Annual Contract Rent:	\$56,832.00	@ \$ 8.88 / sf
	Est. Annual Utility Cost:	\$11,200.00	@ \$ 1.75 / sf
	Est. Annual Janitorial Cost:	<u>\$ 7,040.00</u>	<u>@ \$ 1.10 / sf</u>
	Total Annual Effective Cost:	\$75,072.00	@ \$11.73 / sf

Current Amount: None - Modular unit - \$1.00 per year for the land only

Type: New lease – advertised – receive twelve (12) proposals from five (5) proposers; three (3) proposals from one (1) proposer was non conforming due to outside of the useable sq. ft. range

FRF Rate: \$14.00

Lessor: Allied Properties

Comment: Proposed lease has a 180-day cancellation clause after the 5th year. Lessor to provide 6,400 square feet of net rentable office space to include interior tenant build-out at no additional cost to the State.

SSC Report: 12-13-10. Bob Bumbalough with Safety summarized the transaction. Staff referred to Subcommittee with recommendation.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Davidson County – 3,800 sq. ft. per quad – TPS facility, 1264 & 1266 Foster Avenue, Scott Quad 2 & 3, Nashville, TN – Trans. No. 10-11-006 (Walla)</u>
Purpose:	Disposal by lease for housing non-profit that provides services to severely abused children.
Source of Funding:	Department of Children's Services Finance & Administration
Term:	Five (5) years
Consideration:	\$4.25 per square feet (\$32,300 annual rent)
Lessee:	Nashville Children's Alliance, Inc. – 501 (c) (3) under IRS Code
SSC Report:	12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation.

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) APPROVAL of the Minutes of the Executive Subcommittee meeting held on July 20, 2010.

Designer Selections

- 1) APPROVAL of the designer selections for projects approved at the September 9 SBC meeting.

State Architect Position

- 1) CONSIDERATION of the selection of State Architect

TENNESSEE BOARD OF REGENTSLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of REM FEE & ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Shelby County – 0.1950 +/- acres – 3532 Midland Avenue, Memphis, TN – Trans. No. 10-09-009 (Maholland)**

Purpose: Acquisition in fee to acquire the property for future campus expansion. Property is in the University of Memphis “102” properties.

Source of Funding: G. O. Bonds (A)

Estimated Cost: \$157,500 appraised value

Owner(s): Trae Rideout & Neel Rideout

Comment: Property will be rented until needed for expansion.

SSC Report: 12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

TENNESSEE BOARD OF REGENTSLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Putnam County – 0.43 +/- acres – 805 North Whitney Avenue, Cookeville, TN – Trans. No. 10-11-011 (Maholland)**

Purpose: Acquisition in fee to acquire the land for green space and parking until needed for future campus expansion. Property is in the TTU's Master Plan.

Source of Funding: 2011 State Funds (A)

Estimated Cost: \$95,000

Owner(s): Judy Nguyen

SSC Report: 12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF TRANSPORTATIONLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Monroe County – 0.290 +/- acres fronting US HWY 411, Vonore, TN – Trans. No. 10-11-009 (Baugh)</u>
Purpose:	Disposal in fee for the sale of surplus right of way and access control opening for development for the new Food City
Original Cost to State:	\$71,950
Date of Original Conveyance:	1975, 1993 & 1996
Grantor Unto State:	Robert C. Hughes, etux Lucile, Virgil Tallent, etux Gertie
Estimated Sale Price:	\$120,000 appraised value
Grantee:	KVAT Food stores
Comment:	The property is surplus to the Department needs.
SSC Report:	12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Morgan County – 22.0 +/- acres – Justin Wilson Cumberland Trail, Wartburg, TN – Trans. No. 10-11-012 (McLeod)**

Purpose: Acquisition in fee to provide an equal value land swap with Wartburg-based Lutheran organization to allow continuance of the Justin Wilson Cumberland Trail from an adjoining State property. State would retain right of ingress and egress for management purposes along the existing forest road on the Northwestern corner of the State tract.

Source of Funding: State Land Acquisition Fund (A)

Estimated Cost: \$15,000 – administration cost

Owner(s): Wartburg Castle and Chapel

SSC Report: 12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Morgan County – 11.0 +/- acres – Justin Wilson Cumberland Trail, Wartburg, TN – Trans. No. 10-11-013 (McLeod)</u>
Purpose:	Disposal in fee to provide an equal value land swap with Wartburg-based Lutheran organization to allow continuance of the Justin Wilson Cumberland Trail from an adjoining State property. State would retain right of ingress and egress for management purposes along the existing forest road on the Northwestern corner of the State tract.
Original Cost to State:	\$6,000 per acre
Date of Original Conveyance:	February 5, 2008
Grantor Unto State:	Margaret Brasel Walls
Estimated Sale Price:	Equal value land swap
Grantee:	Wartburg Castle and Chapel
SSC Report:	12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of ADVERTISEMENT & ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Cumberland County – 42.0 +/- acres – Justin Wilson Cumberland Trail / Brady Mountain, Crossville, TN – Trans. No. 10-11-014 (McLeod)</u>
Purpose:	Acquisition in fee to provide the ½ mile connection between two properties under Justin Wilson Cumberland Trail & Brady Mountain; includes a scenic bluff line and the second highest point in Cumberland County, forming the dramatic backdrop for Grassy Cove.
Source of Funding:	TEA-21 Viewshed Funds - \$60,448 (F) State Land Acquisition Funds - \$15,112 (A)
Estimated Cost:	\$75,560
Owner(s):	Wendell Wilson
SSC Report:	12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of ADVERTISEMENT & ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Hamilton & Sequatchie County – 43.0 +/- & 117.0 +/- acres – North Chickamauga Creek Gorge State Natural Area, Cumberland Trail, Chattanooga, TN – Trans. No. 10-11-015 A (McLeod)**

Purpose: Acquisition in fee of 43 +/- acres to provide 5.5 miles of the Cumberland Trail, completing a 15.9 trail section from the North Chickamauga Creek Gorge State Natural Area trailhead to Taft Hwy; includes a property lobe of 43 acres, adequate for well managed trailhead at the southern end of the property. The 117 acres will be in the form of a permanent conservation easement, allowing trail development and maintenance, but restricting all development, hunting and timber harvest or removal of vegetation, except for the retention of one road or bridge crossing the easement.

Source of Funding: State Land Acquisition Funds - \$350,000 (A)
North Chickamauga Conservancy - \$250,000 (O)

Estimated Cost: \$600,000

Owner(s): Bryan Patten

SSC Report: 12-13-10. Jurgen Bailey summarized the transaction. TDEC requested that the North Chickamauga Conservancy act as the 3rd party to acquire the property on behalf of the State and we will reimburse them for the appraisal, survey and title costs. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER of ADVERTISEMENT & ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Hamilton & Sequatchie County – 43.0 +/- & 117.0 +/- acres – North Chickamauga Creek Gorge State Natural Area, Cumberland Trail, Chattanooga, TN – Trans. No. 10-11-015 B (McLeod)</u>
Purpose:	Acquisition by easement of 117+/- acres to provide 5.5 miles of the Cumberland Trail, completing a 15.9 trail section from the North Chickamauga Creek Gorge State Natural Area trailhead to Taft Hwy; includes a property lobe of 43 acres, adequate for well managed trailhead at the southern end of the property. The 117 acres will be in the form of a permanent conservation easement, allowing trail development and maintenance, but restricting all development, hunting and timber harvest or removal of vegetation, except for the retention of one road or bridge crossing the easement.
Source of Funding:	State Land Acquisition Funds - \$350,000 (A) North Chickamauga Conservancy - \$250,000 (O)
Estimated Cost:	\$600,000
Owner(s):	Bryan Patten
SSC Report:	12-13-10. Jurgen Bailey summarized the transaction. TDEC requested that the North Chickamauga Conservancy act as the 3 rd party to acquire the property on behalf of the State and we will reimburse them for the appraisal, survey and title costs. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Davidson County – 36 +/- acres – Radnor Lake / Harris tract, Nashville, TN – Trans. No. 10-11-016 (Baugh)**

Purpose: Acquisition in fee of the Harris tract will protect 13 acres of viewshed and 12 acres of watershed and will continue to buffer Radnor Lake from continued development pressure, impacting the wildlife population.

Source of Funding: State Land Acquisition Funds - \$500,000 (A)
Friends of Radnor Lake - \$500,000 (O)

Estimated Cost: \$1,000,000

Owner(s): Friends of Radnor Lake

SSC Report: 12-13-10. Jurgen Bailey summarized the transaction. TDEC requested that the Friends of Radnor Lake act as 3rd party and acquire the tract on behalf of the State and we will acquire the tract from Friends of Radnor Lake. Friends of Radnor Lake will cover the cost of appraisal, survey and State will cover closing, title work and REM Fees. Friends of Radnor Lake will also donate an additional 32 acres of vacant land as part of this transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Cumberland County – 0.70 +/- acres – Highway 127, Crossville, TN – Trans. No. 10-11-017 (Jackson)</u>
Purpose:	Disposal by easement of 0.40 acres permanent easement and 0.30 acres temporary easement for relocation of the City of Crossville water utilities along Hwy. 127 at Cumberland Mountain State Park.
Original Cost to State:	N/A
Date of Original Conveyance:	August 2, 1946
Grantor Unto State:	United States of America
Estimated Price:	\$1,000 for administrative cost
Grantee:	City of Crossville
Comment:	The city is offering \$1,178 for a 20 feet wide permanent easement and 15 feet wide temporary easement.
SSC Report:	12-13-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.